

# 21<sup>ST</sup> AVENUE SOUTH CORRIDOR STUDY

Kick-Off Meeting

October 17, 2018

## TONIGHT'S AGENDA

1. Community Planning and Urban Design Overlays in Nashville
2. The 21<sup>st</sup> Avenue South Corridor
3. The Project
4. Charrette Process



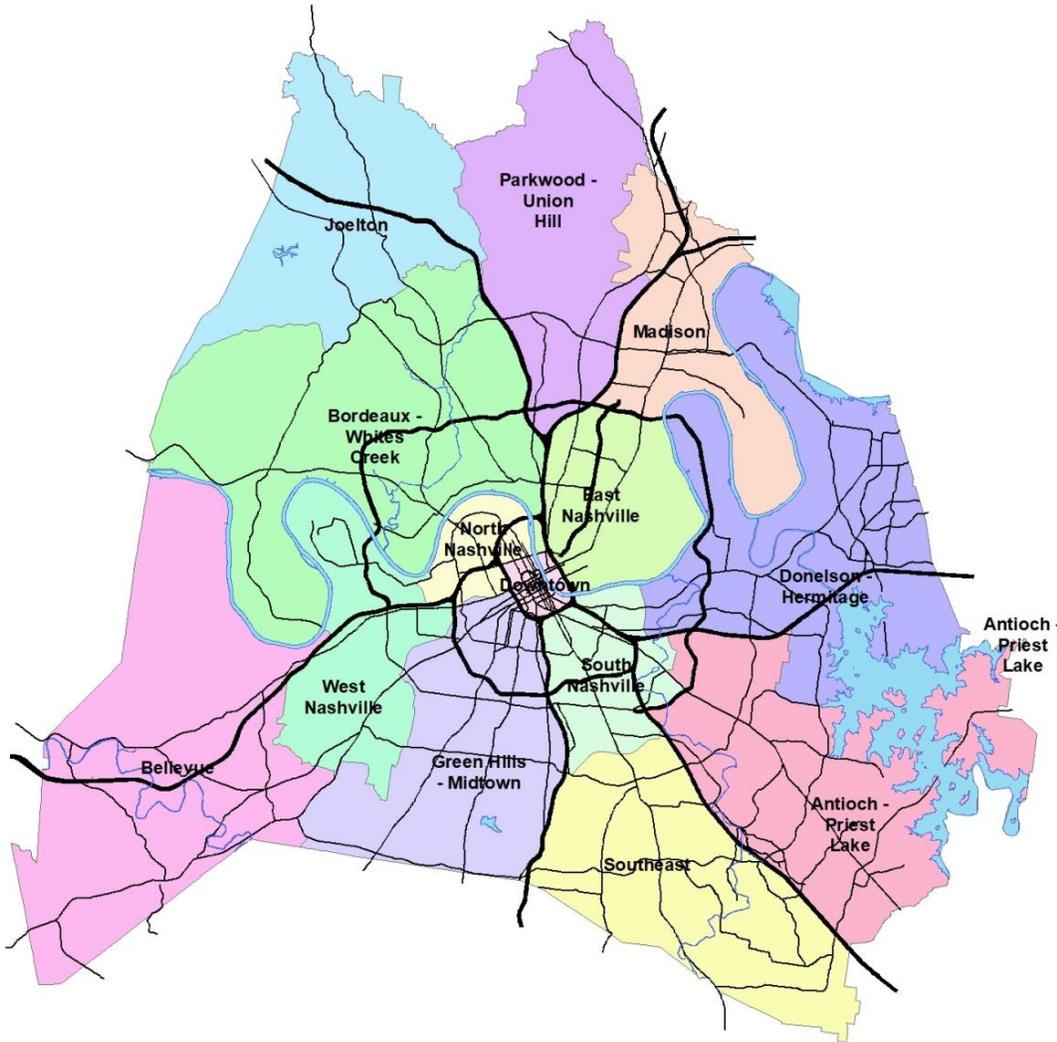
**PLANNING  
DEPARTMENT –  
COMMUNITY  
DESIGN DIVISION**

Work with communities to create land use policies, community plans and urban design overlays

Make recommendations to MPC on zoning and subdivision applications

Provide design services to support sustainable development

# COMMUNITY PLANNING



Component of NashvilleNext

Guides decision-making for the future built and natural environments

Prepared by Planning Department

Adopted by Planning Commission

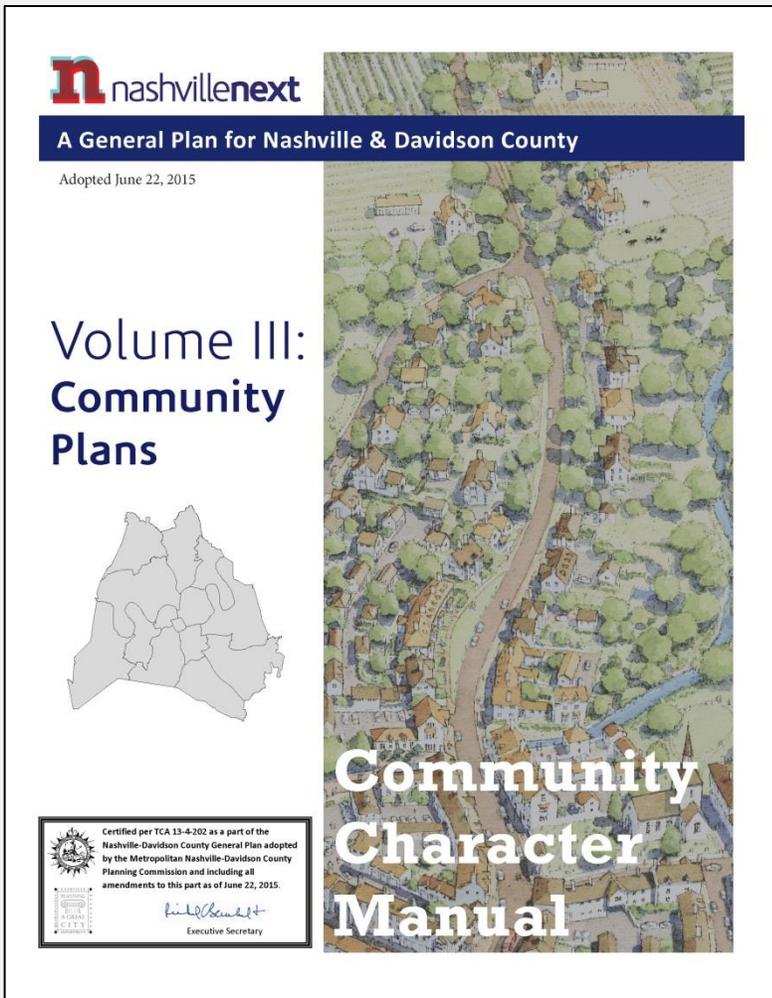
# POLICY

Planning Commission recommendations to Metro Council for zone change requests and subdivisions

Capital Improvements Budget (streets, sidewalks, schools, libraries, etc.)

Planning Department recommendations to the Board of Zoning Appeals for Special Exception requests

# COMMUNITY CHARACTER MANUAL (CCM)



Explain/institute Community Character policies applied in each Community Plan

Provide direction for the use of implementation tools, such as zoning

Sets general guidelines for the form of the built environment.

# POLICY VS ZONING

## Land Use Policy



**Guidance**

**Vision for an area**

Policy change with a plan amendment does not change current zoning

## Zoning



**It's the Law**

Zoning is influenced by the policies in the Community Plans.

**Controls physical development of land**

e.g. use, density, height, setbacks, parking, access, landscaping, & signage

# URBAN DESIGN OVERLAY

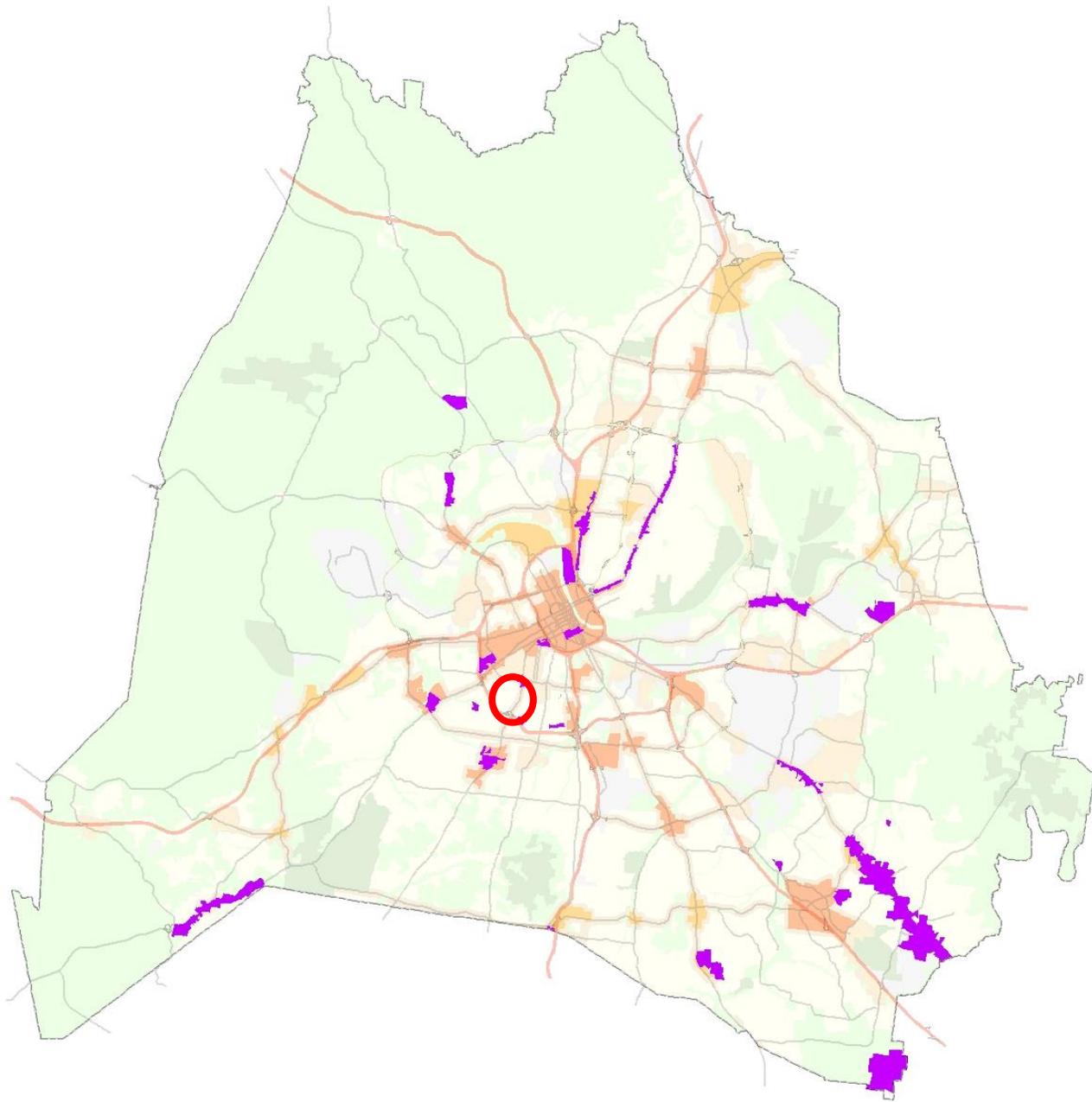


Zoning tool that applies development or site design standards over a given area.

Don't replace the base zoning, but has the same force and effect as the base zoning.

Protects existing character or creates a new character for a given area.

URBAN DESIGN  
OVERLAYS IN  
NASHVILLE /  
DAVIDSON COUNTY



# WHAT DOES A UDO REGULATE?

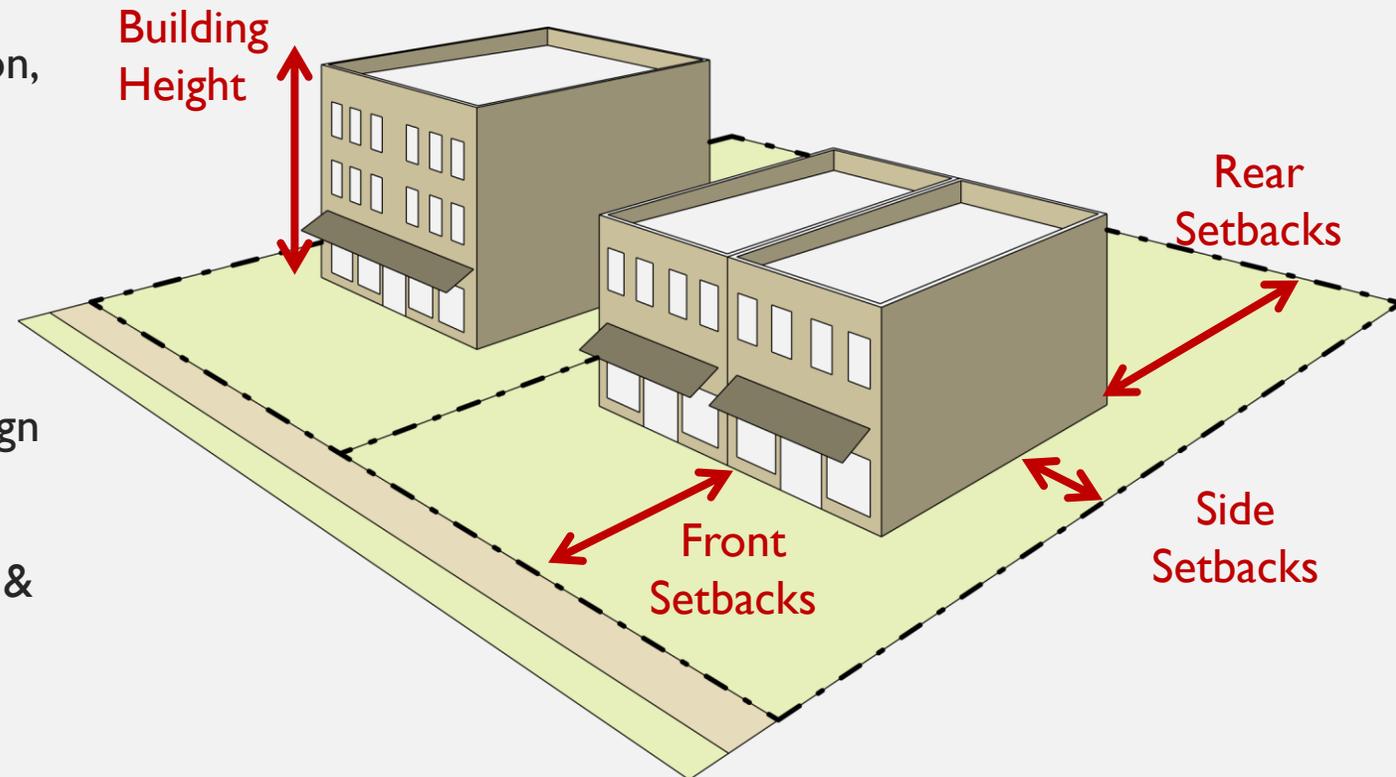
A UDO may regulate:

Building Design

- Building mass, orientation, and placement
- Architectural Design

Site Design

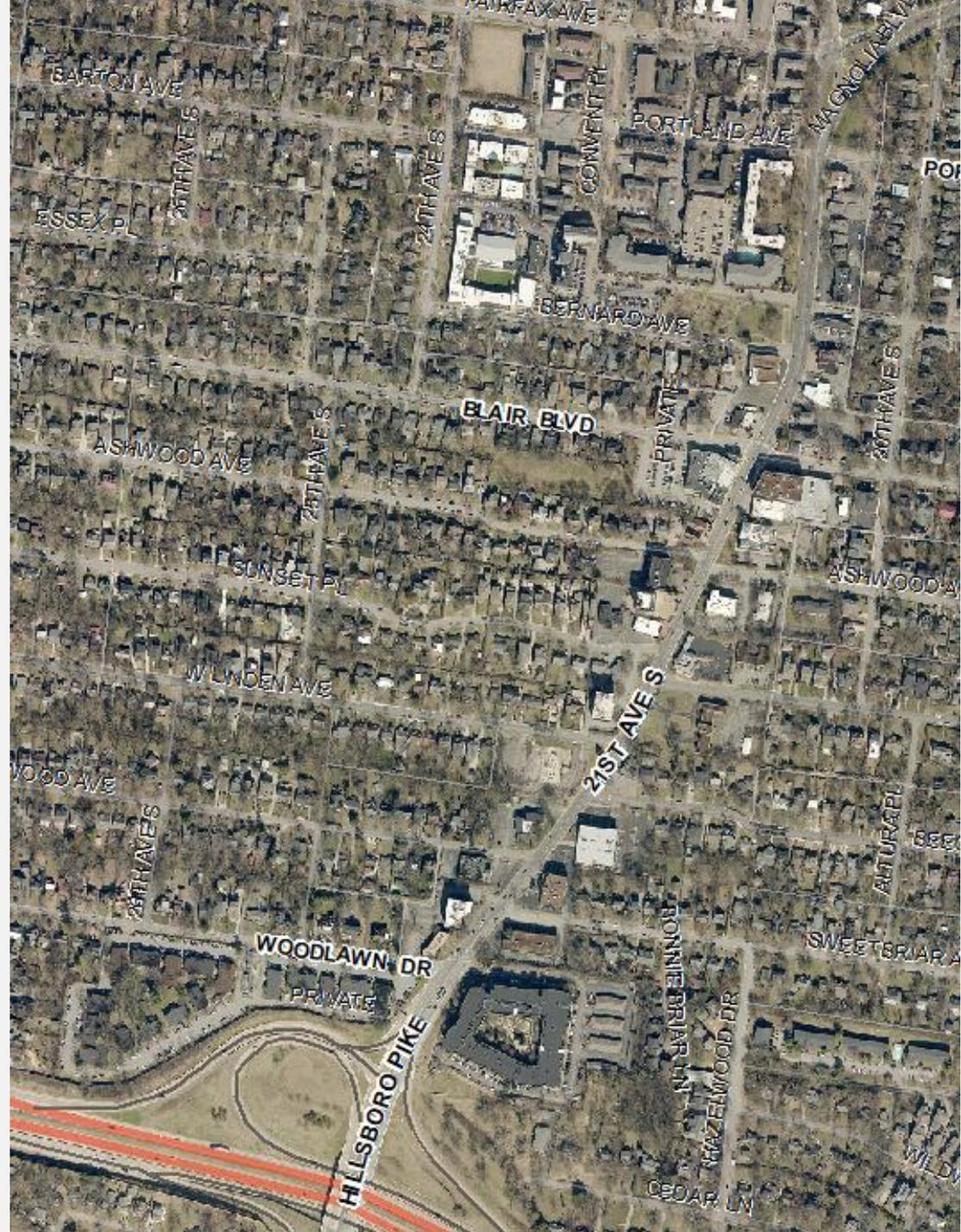
- Site & Landscaping Design
- Streetscape Elements
- Access, Parking, Service & Loading Design
- Signage



**Does not change the Land Use**

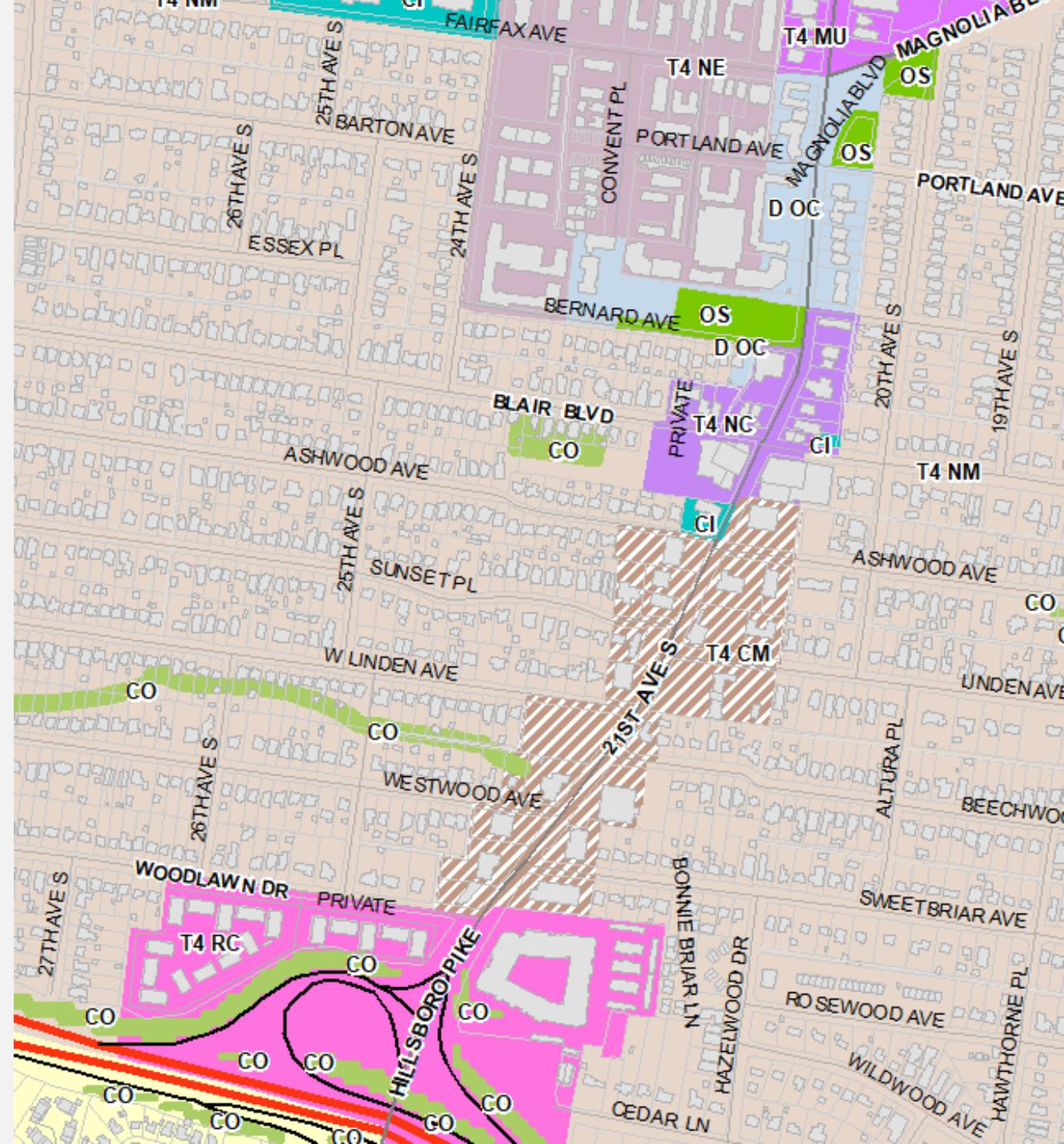
## 2. 21<sup>ST</sup> AVENUE SOUTH CORRIDOR

- Existing Conditions
  - Land Use Policy
  - Existing Zoning
  - Major and Collector Street Plan



# NASHVILLE NEXT

- Community Character Policy
  - District Office Concentration (D OC)
  - T4 Urban Neighborhood Center (T4-NC)
  - T4 Urban Mixed Use Corridor (T4-CM)
  - T4 Urban Residential Corridor (T4-RC)
  - Civic (CI)



## DISTRICT OFFICE CONCENTRATION POLICY

- Intent is to maintain, enhance, and create Districts where office use is predominant and where opportunities for the addition of complementary uses are present.
- Complementary uses may include daily convenience retail, restaurants, health clubs, and med-high density residential in mixed-use buildings.
- Building heights vary depending on building type and context.



## T4 URBAN NEIGHBORHOOD CENTER POLICY

- Intent is to maintain, enhance and create urban neighborhood centers that serve urban neighborhoods that are generally within a 5 min walk.
- These are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses.
- Buildings are generally two to three stories tall, but may be taller in certain instances.



## T4 URBAN MIXED USE CORRIDOR POLICY

- Intent is to maintain, enhance and create urban mixed use corridors by encouraging a mix of higher-density residential and mixed use development along the corridor.
- Buildings are generally three to five stories tall, but may be taller along wide, prominent streets.
- Step down in height as they move closer to adjacent lower-intensity areas and residential neighborhoods.



## T4 URBAN RESIDENTIAL CORRIDOR POLICY

- Intent is to maintain, enhance, and create urban residential corridors located along prominent urban streets served by multiple modes of transportation and designed and operated to enable safe, attractive, and comfortable access and travel for all users.
- Buildings are generally one to three stories tall, but may be taller at major intersections along wide, prominent corridors

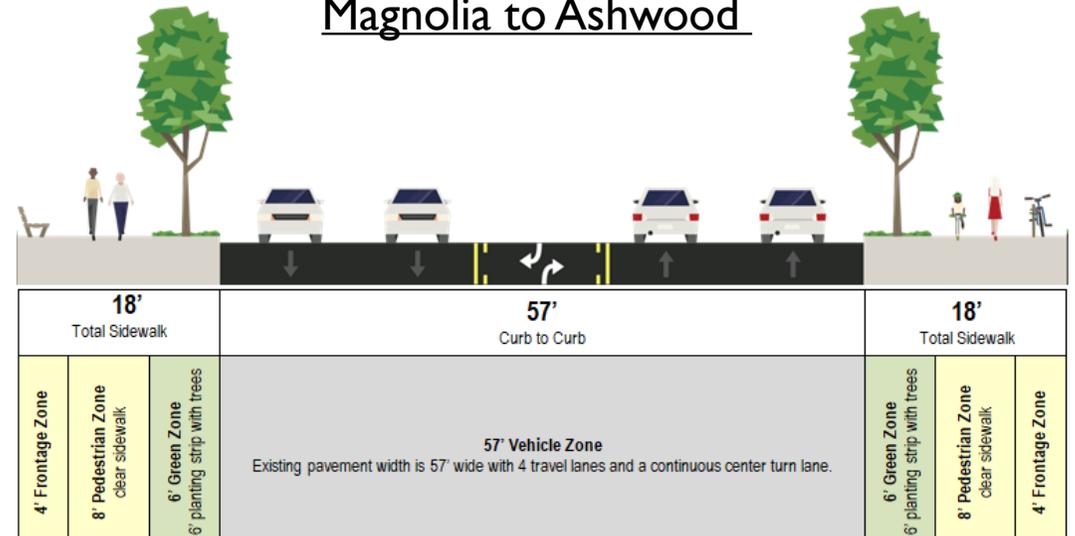




# MAJOR AND COLLECTOR STREET PLAN

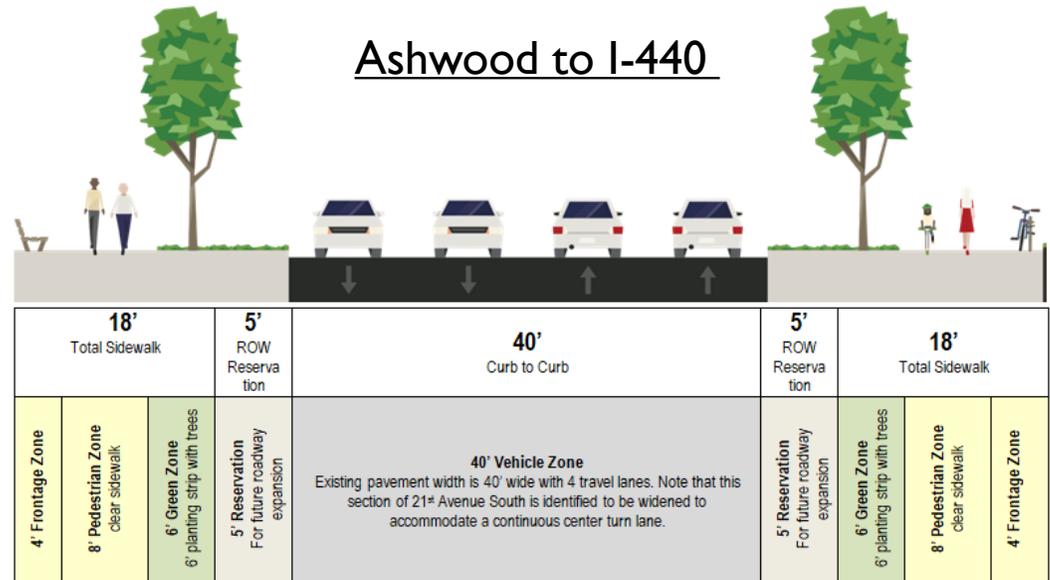
Constrained ROW: 93'

## Magnolia to Ashwood



Constrained ROW: 86'

## Ashwood to I-440



## 3. THE PROJECT

- Why are we here?
- Study Area Boundary
- Potential Outcomes
- Project Timeline



# 21<sup>ST</sup> AVENUE SOUTH CORRIDOR PLAN

## Trends

- Corridor Planning
- New development

## Assess

- Needs
- Opportunities
- Expectations

## Plan

- Articulate a vision
- Guide change and growth

# STUDY AREA BOUNDARY

Hillsboro -  
West End

Belmont -  
Hillsboro



# PROJECT TIMELINE

**Sept - Oct**

Define study area  
Analyze study area  
Build public process  
Form Steering Committee



we are here

**Oct - Nov**

Charrette Week  
Identify needs and vision  
Evaluate solutions

**Nov - Jan**

Develop plan  
Consult Steering Committee

**Jan - Mar**

Public Comment Period  
Plan / UDO to MPC

**April**

Council Adoption of Zoning (Urban Design Overlay)

# 3. THE CHARRETTE PROCESS



## CHARRETTE WEEK GOAL

To Develop a Detailed Framework for Growth and Preservation along 21<sup>st</sup> Avenue South Corridor:

Establish a Strategic Vision

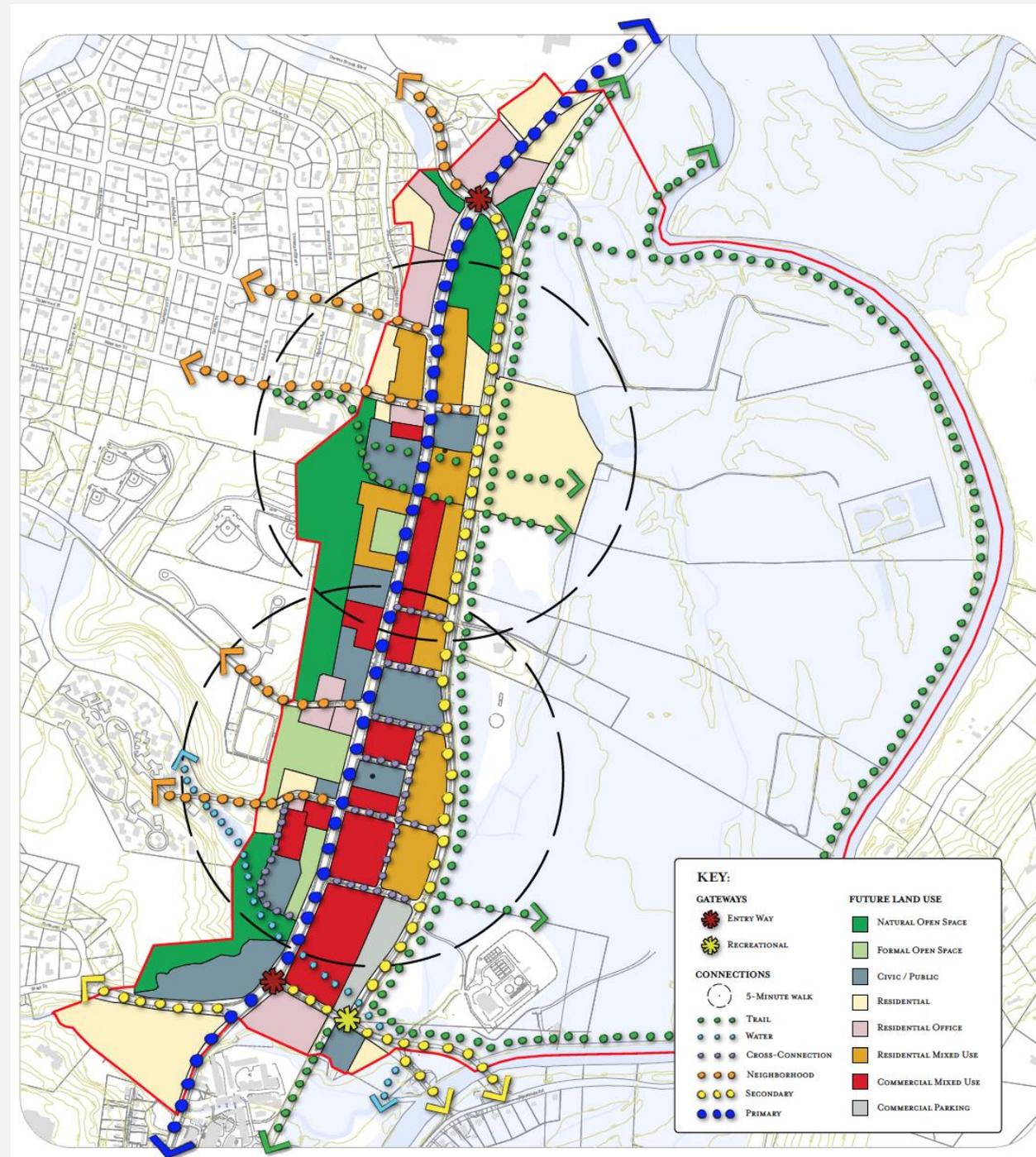
Create a set of Guiding Principles

Draft a Vision Statement



# STRATEGIC VISION

A shared assessment and confirmation of existing conditions, opportunities and challenges, and future character and form along 21<sup>st</sup> Avenue South.







# CHARRETTE SCHEDULE

## OCT 29<sup>TH</sup> – NOV 1<sup>ST</sup>

### **Visioning Workshop**

Identify big ideas and goals

Martin Professional  
Development Center

Monday 10/29  
6:00 PM

### **Open Design Studio**

Create a framework

Martin Professional  
Development Center

Tuesday 10/30  
1:30 to 3:30 PM

Wednesday 10/31  
10:00 AM to 12:00 PM

### **Work-In-Progress**

Report back to the  
community

Martin Professional  
Development Center

Thursday 11/1  
6:00 PM



**Key Proposed Commercial Mixed Use**

# POTENTIAL OUTCOMES

- Zoning tools: Urban Design Overlay
- Subdistrict Map
- Land Use Policy update
- Development Scenarios to test the Vision
- Three-dimensional drawings to illustrate the Vision

**MY MAIN CONCERN  
ALONG THE CORRIDOR  
IS.....**

- Land Uses
- Building Design + Materials
- Vehicular Access + Parking
- Building Form + Intensity
- Transportation + Circulation
- Streetscape Design
- Signage
- Other

Please expand on your thoughts here: